

006.0

0005

0019.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
957,400 / 957,400
957,400 / 957,400
957,400 / 957,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 36-38 | | ORVIS RD, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|--------------------------|---------|
| Owner 1: | LUCID MARY B/TRUSTEE | |
| Owner 2: | 36 ORVIS RD REALTY TRUST | |
| Owner 3: | | |

Street 1: 8 TRINITY RD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: BUTTARO ANTONIO & ASSUNTA -

Owner 2: -

Street 1: 36 ORVIS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2735 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5083 | | Sq. Ft. | Site | | 0 | 80. | 1.13 | 1 | | | | | | | | | 457,990 | | | | | | 458,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 104 | 5083.000 | 494,800 | 4,600 | 458,000 | 957,400 | | 5853 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 11/03/17 |



USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 5853 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/29/21 | 18:45:43 |
| LAST REV | |
| Date | Time |
| 10/25/21 | 15:30:40 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 104 | FV | 494,800 | 4600 | 5,083. | 458,000 | 957,400 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 472,600 | 4600 | 5,083. | 458,000 | 935,200 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 472,700 | 4600 | 5,083. | 458,000 | 935,300 | | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 364,400 | 4600 | 5,083. | 486,600 | 855,600 | | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 364,400 | 4600 | 5,083. | 354,900 | 723,900 | | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 342,000 | 4600 | 5,083. | 309,100 | 655,700 | | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 342,000 | 4600 | 5,083. | 263,300 | 609,900 | | Year End | 1/4/2016 |
| 2015 | 104 | FV | 305,000 | 4600 | 5,083. | 257,600 | 567,200 | | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| BUTTARO ANTONIO | 59612-441 | | 7/27/2012 | Convenience | 10 | No | No | | |
| DEROECK ROBERT | 14274-567 | | 4/30/1981 | | 110,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|---------|
| 10/25/2021 | Mail Update | JO | Jenny O |
| 11/3/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/19/2009 | Measured | 189 | PATRIOT |
| 3/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA _____

| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | | | | | SKETCH | | | | | | | |
|------------------------------|-------------------|-------|-----|-----------------------------|-----------------|-----------------------|-----|---|------------|-------|-----|--------|------|-------|------------|---------------|--------------|------|------------|-----------------------------------|--|--|--|
| Type: 13 - Multi-Garden | | | | Full Bath: 3 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 2 | Total: 2 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 2 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units 2 | | | | | | | | | | | | | | | |
| Color: GREEN | | | | A Kits: | Rating: | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | |
| View / Desir: | | | | Frl: | Rating: | | | Other | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | | | | | Lvl 2 | | | | | | | | | | | | | | | |
| Year Blt: 1915 | Eff Yr Blt: | | | | | | | Lvl 1 | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | | | | | Lower | | | | | | | | | | | | | | | |
| Jurisdct: | Fact: | . | | | | | | Totals RMS: 12 BRs: 6 Baths: 3 HB | | | | | | | | | | | | | | | |
| Const Mod: | | | | CONDOS INFORMATION | | | | REMODELING | | | | | | | | RES BREAKDOWN | | | | | | | |
| Lump Sum Adj: | | | | Location: | | | | Exterior: | | | | | | | | No Unit | RMS | BRS | FL | | | | |
| INTERIOR INFORMATION | | | | Total Units: | | | | Interior: | | | | | | | | 2 | 6 | 3 | | | | | |
| Avg Ht/FL: STD | | | | Floor: | | | | Additions: | | | | | | | | | | | | | | | |
| Prim Int Wal: 2 - Plaster | | | | % Own: | | | | Kitchen: | | | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Name: | | | | Baths: | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | DEPRECIATION | | | | Plumbing: | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Avg Cond: AV - Average | 31% | Functional: | % | Electric: | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Economic: | % | Special: | % | Heating: | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | Override: | % | | | General: | | | | | | | | | | | | | | | |
| Subfloor: | | | | Total: | 31% | | | Totals | | | | | | | | 2 | 12 | 6 | | | | | |
| Bsmnt Gar: | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Basic \$ / SQ: 180.00 | | Size Adj.: 1.08103442 | | Rate | | | | | | | | Parcel ID | Typ | Date | Sale Price | | | | |
| Insulation: 2 - Typical | | | | Const Adj.: 0.98990101 | | Adj \$ / SQ: 192.621 | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 121500 | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | NBHD Inf: 1.00000000 | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | LUC Factor: 1.00 | | Adj Total: 717125 | | | | | | | | | | | | | | | | | |
| # Heat Sys: 2 | | | | Juris. Factor: | | Depreciation: 222309 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | Before Depr: 192.62 | | Final Total: 494800 | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Special Features: 0 | | Val/Su Net: 108.48 | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Final Total: 494800 | | Val/Su SzAd: 203.12 | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 006.0-0005-0019.0 | | | | | | | | | | | | IMAGE | | | | AssessPro Patriot Properties, Inc | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| 3 | Garage | D | Y | 1 | 20X20 | F | AV | 1917 | 19.13 | T | 40 | 104 | | | 4,600 | | 4,600 | | | | | | |
| More: N | Total Yard Items: | 4,600 | | Total Special Features: | | | | | | | | | | | | Total: | 4,600 | | | | | | |